

KIRKLAND DONALD R LVG TRUST/KIRKLAND DONALD R TRUS
96175 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

01-2N-27-1270-0046-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 70

16WD FR STUC 30

08IRREGULAR 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 70

11CLAY TILE 30

03CENTRAL 100

04AIR DUCTED 100
3 100
2 100

02WOOD FRAME 100
1. 1. 100
0 100

00NONE 100

06Quality Level 06

0100SINGLE FAMILY

MKT AREA04

NEIGHBORHOOD/LOC4044.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,8551001,855202,837

FGR4895526929,414

FOP3430101,093

FSP15640626,779

TOTALS2,5342,196240,124

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000594.00SF5.205.20100200520053862,656

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSLTUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYB ECON FNCTNORM% COND

010012,196125.9986119.70262,86120052005008.6591.35

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE240,124

TOTAL MARKET OB/XF VALUE2,656

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE307,780

SOH/AGL Deduction146,382

ASSESSED VALUE161,398

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE111,398

TOTAL JUST VALUE307,780

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE316,992

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSN CD SALE PRICE

1763/07575/09/2011WDUI30100

GRANTOR: KIRKLAND DONALD R

GRANTEE: KIRKLAND DONALD R T

1302/06043/16/2005WDQI185,700

GRANTOR: TOUSA HOMES INC

GRANTEE: KIRKLAND DONALD R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W27 FSP=[YR=2005] W13 S12 E13 N12\$ S12 W13 S41 E2 S2 E2 S2 E4 N2 E2 FOP=[YR=2005] E8 FGR=[YR=2005] S15 E22 N21 W13 N3 W9 S9\$ N5 W6 S3 W2 S2\$ N2 E2 N3 E6 N4 E9 S3 E13 N49\$.

96175 RIDGEWOOD CIR, FERNANDINA BEACH FL 32150

BLD DATE03/03/2023NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS